



MARYLAND MORTGAGE
Making Homeownership Affordable

FACTSHEET : 97% CONVENTIONAL REFINANCE

START DATE	March 1, 2013
DESCRIPTION	30-year fully amortizing limited cash-out refinance loan with interest rate fixed for 30 years. Please check with Fannie Mae, Freddie Mac and USB on their specific requirements for their cash-out option.
INTEREST RATE	Published daily at https://mmp.maryland.gov/Lenders/Pages/Interest-Rates.aspx
ORIGINATION/ DISCOUNT FEES	Zero Points. Additional fees may include, but are not limited to, standard closing costs, title fees and lender application fees.
INCOME, MAX LOAN AMOUNT AND PURCHASE PRICE LIMITS	Visit mmp.maryland.gov/Lenders/Pages/Income-and-Purchase-Limits.aspx to get the current income and purchase price limits. The Maximum Loan Amount (MLA) is also listed at https://mmp.maryland.gov/Lenders/Pages/Income-and-Purchase-Limits.aspx and it is updated yearly. It has the following exceptions: For conventional loans, the base loan amount plus VA funding fee, RHS guarantee fee or conventional single premium mortgage insurance may not exceed the MLA.
MAXIMUM ASSETS	If assets exceed 20% of the purchase price, an Asset Test Worksheet must be completed to determine borrower eligibility.
TERM	30-year fully amortizing mortgage
MAXIMUM LOAN TO VALUE (LTV/CLTV) RATIO	Automated Underwriting: 97%/105% Manual Underwriting: 97%/105%. Please check with Fannie Mae, Freddie Mac and USB on their specific requirements for manual underwriting. Limited cash-out (please check with GSE and USB on their specific requirements on their cash-out option) Closing costs and single premium mortgage insurance may be financed in the mortgage if within the <u>maximum LTV</u> ; 105% CLTV is <u>subject to limitations of mortgage insurer</u> .
MAXIMUM DEBT TO INCOME (DTI) RATIO	Follow MMP, USB, GSE and private mortgage insurers' underwriting guidelines and overlays, whichever is more restrictive. Generally: <ul style="list-style-type: none"> Manual underwriting for conventional loans – 36% (reserves required, FICO 680) Automated underwriting earns approved-eligible per AUS - can be up to 50% DTI depending on FICO
MINIMUM REPRESENTATIVE CREDIT SCORE	Automated underwriting: For loans with LTVs up to 97%: 640, but depends on DTI - Must be run through the insurer's AUS and receive an Approve/Eligible For manual underwriting follow MMP, USB, GSE and private mortgage insurers' underwriting guidelines and overlays, whichever is more restrictive. It also depends on the DTI, please see above.
ELIGIBLE BORROWERS	Must occupy the property as the principal residence; non-occupant co-borrowers are not permitted. Borrowers must meet all requirements for the Maryland Mortgage Program, master servicer and insurer. Some standard MMP requirements are here: https://mmp.maryland.gov/Lenders/Documents/FactSheets/MMP-FactSheet-standard-loan-30yrPurchase.pdf
HOME INSPECTION	NOT REQUIRED
OTHER UNDERWRITING CRITERIA	Please refer to underwriting guidelines for Fannie Mae, Freddie Mac, US Bank and the private mortgage insurers and any MMP Program guidelines, particularly the 80% AMI threshold requirements (chartered MI vs. standard MI coverage).
DOWN PAYMENT & CLOSING COST ASSISTANCE	Not available through MMP; external sources may be layered with this product as long as all guidelines are still met.
SUBORDINATE LIEN	- Must meet GSE guidelines - DSELP/Partner Match loans may be subordinated (must meet MMP, GSE and mortgage insurer CLTV requirements) and retain the 0% deferred term. Lender coordinates this with US Bank, the master servicer.
MCC RE-ISSUE	An existing mortgage credit certificate can be re-issued with this product. Fees apply (\$450 to CDA, up to \$350 to lender). Lender must be approved for the Maryland HomeCredit Program.



For more information, please visit:
mmp.Maryland.gov

Single Family Housing - Community Development Administration
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